

**WMODA MIXED-USE CULTURAL ARTS CAMPUS**  
**Neighborhood Meeting**  
**Lake Worth Beach Casino Ballroom**

**Neighborhood Meeting Minutes – Notes:**

- **Date of Meeting: April 28, 2025**
- **Location of Meeting: LW Casino Ballroom, 10 S. Ocean Blvd, 2<sup>nd</sup> Floor.**
- **Time started and ended:**
  - **Start: 6pm (Actual Presentation start 6:15 pm)**
  - **End: 8pm**
- **List of attendees (see attached sign-in sheets)**
- **Topics Discussed:**
  - **Project overview, project team members, project elements, meeting format**
  - **Overview of development application, planned development, site plan, historic preservation, sustainable bonus, affordable housing.**
  - **Master concept plan**
  - **Site plan**
  - **Sustainable bonus elements**
  - **Revenue projections**
  - **Historic preservation and design concept evolution**
  - **Details of site plan**
  - **Review massing plan**
  - **Review Art Walk**
  - **Review floor plans, elevations, and renderings of both the museum and residential**
  - **Review 3d renderings**
  - **Review engineering, utilities, paving and drainage.**
  - **Review development schedule**
  - **Revise construction issues and interaction with residents**
- **Proposed responses to topics discussed**
- **SOCIAL MEDIA POSTINGS**
- **[www.wmodaloveslwb.com](http://www.wmodaloveslwb.com)**

**COMMENTS READ AND ANSWERED AT MEETING**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*       Museum       Residential Complex       Historic Homes

Comment or Question: HAVE YOU DONE ANY TRAFFIC PATTERN STUDIES?  
NOISE LEVEL STUDIES? POLLUTION STUDIES? INFRASTRUCTURE STUDIES?  
STUDIES ON THE ADDED BURDENS TO THE RESOURCES OF THE CITY?  
IF YES TO ANY OF THESE, HOW CAN WE ACCESS THEM?  
IF NO, WHEN ARE YOU IMPLEMENTING THESE NECESSARY STUDIES  
FOR OUR NEIGHBOURHOOD?

Name\* ELISA SUMNER      Email address ELISASUMNER@GMAIL.COM  
Street address\* 216 S K ST  
City\* LWB      State \_\_\_\_\_      Zip Code 33460

\*Required Information

Response: Yes, traffic study was complete, analysis of site was completed to be sure it can sustain the development. Environmental studies have been received from the CRA, no noise studies have been done.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*       Museum       Residential Complex       Historic Homes

Comment or Question: Why is WMODA not committing to  
building the full 15% low/affordable units?  
Is that sensible with the city in the midst of  
a housing crisis, as voted on by the commission?

Name\* Tyler Chapman      Email address theLakerWoelkian@gmail.com  
Street address\* 1624 N. 16th AVE  
City\* LW      State FL      Zip Code \_\_\_\_\_

\*Required Information

COMMENTS READ AND ANSWERED AT MEETING

Response: The City Code requires 15% affordable housing or 16 units in this case. 8 units will be on-site, and 8 units will be transferred to the CRA site, so not all of the affordable housing units will be constructed on site but they will be built.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: CAN YOU TELL THE COMMUNITY WHAT EXTERNAL GRANTS AND FUNDING HAVE BEEN APPLIED FOR AND RECEIVED BY THE MUSEUM SINCE ITS FOUNDING?  
  
(FOR EXAMPLE THE NORTON MUSEUM OF ART IN WAB RECEIVED \$50 MILLION IN GIFTS + GRANTS IN Y/E 9/23 - SEE FORM 990 SECTION VIII)  
(NOT INCLUDING MEMBERSHIP FEES/ADMISSIONS)

Name\* CATHERINE KOHLMEYER Email address katekoh121@yahoo.com  
Street address\* 503 1ST AVE S  
City\* Lake Worth Beach State FL Zip Code 33460

\*Required Information

Response: There is no list of grants, and we will have to get back to you on this.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: How long will it take to start & complete construction??

Name\* RICHARD ISGARD Email address SRMP16@gmail.com  
Street address\* 511 WILSON AVE, 408  
City\* Lake Worth Beach State FL Zip Code 33460

\*Required Information

Response: 24 months, 12 months for the museum and 24 for the residential.

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Why is there no contractual guarantee that the WMODA museum must remain a museum for a ~~5~~ minimum # of years? And have a minimum # of operating hours per week?

Name\* Alexander Catechis Email address alexandercatechis@gmail.com  
Street address\* 1424 NL  
City\* Lake Wales State FL Zip Code 33460

\*Required Information

Response: This was not something discussed. It was discussed that moving a collection of this size is extremely difficult and you don't move it, and the development agreement does not include this provision.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: WHAT IS THE COST OF THE CONSTRUCTION OF THE ~~100K~~ 83,000 SQUARE FOOT MUSEUM? WHAT ANNUAL REVENUES ARE EXPECTED?

Name\* SUSAN QUAYX Email address S4ZEQUAYX@GMAIL.COM  
Street address\* 131 N. GOLFVIEW ROAD UNIT 3  
City\* LAKE WORTH BEACH State FLORIDA Zip Code 33460

\*Required Information

Response: Roughly \$13M. No answer to the revenue projections.

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: \_\_\_\_\_  
The number of residential units was to be 80, as of the previous public meeting. That ~~density~~ density is full capacity per Lake Worth code - i.e. 40 DU/acre. Why was this increased beyond allowable per code (now) 110? And what sustainability credits were offered in return?

Name\* Cliff Kohlmeier Email address fckohlmeier@gmail.com  
Street address\* 503 1st Ave S.  
City\* Lk Worth Beach State FL Zip Code 33460

\*Required Information

Response: Go to the slide. 40 DU/Acre is the base density, there are additional units allowable through the Planned Development District, TDRs, and Affordable Housing Bonus. This allows up to 118 units, but the development is proposing 110 and transferring the additional 8 units to the CRA for future development.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: \_\_\_\_\_  
What do you see the museum's role is in regards to community engagement, after school programs, etc?  
What opportunities would be available to residents/kids of Lake Worth Beach?  
In support of the museum and smart growth in LWB. As a third generation LWB resident, my family has seen the growth + stagnation of the city. projects like WMODA will make the city forward in a positive and purposeful way.

Name\* Richard Mauer Email address MAURERLWB@COMAIL.COM  
Street address\* 1767 1st Ave N  
City\* LWB State FL Zip Code 33460

\*Required Information

Response: The mission is to engage all ages from the outset. The programs are great for children, there are scavenger hunts, we work with school districts, and it is engrained into the program that they are accessible to a wide range of the community.

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: *Why not have a clause to protect LWB land give a ~~way~~ to guarantee the museum + not sell the land for a profit down the road.*

Name\* *Diane Brown* Email address \_\_\_\_\_  
Street address\* *905 N Lakeside Rd* \_\_\_\_\_  
City\* *LWB* State *FL* Zip Code *33460*

\*Required Information

Response: The City and CRA are protected because there is no closing on the property until the development agreement is signed, failsafe is to bind together the entitlements, permits and financing. There is a reverter, if the project is not constructed, must perform before closing.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: *I understand that there may be a section of the Museum that might be devoted to the "Historical Museum of Lake Worth" as it is closed due to repairs of the Annex building across the street.  
Please explain any plans for incorporating the historical museum in the plans for the "Art Campus" at WMODA.  
Thank you!*

Name\* *Susan Ora* Email address *susan.ora@gmail.com*  
Street address\* *826 N. Palmway* \_\_\_\_\_  
City\* *LWB* State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: Not aware of any plans for the Historical Museum.

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Will there be adequate parking for beach & museum?  
Will any funds be generated towards building a new pool?

Name\* Louise Selden Email address lls2465@gmail.com  
Street address\* 7027 Federal A10 Carle Pl  
City\* LW Beach State FL Zip Code 33468

\*Required Information

Response: No

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: How many visitors will this bring to LWB each year.

Name\* Victor Angiolini Email address V6A207@icloud.com  
Street address\* 208 S Lakeside Dr #302  
City\* LWB State FL Zip Code 33460

\*Required Information

Response: 50,000 a year as an estimate.

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: To clarify what type of cultural Arts will be allowed in the community spaces? Musical events featuring instruments, the local high school etc...

For artist work force housing is it only for visual artists?

Name\* Alondra Buhls-Mariles Email address alondra.b.musil@gmail.com  
Street address\* 4A Colonial road  
City\* WPB State FL Zip Code 33405

\*Required Information

Response: Will work with the Cultural Council on all workforce housing artists in residence; all types of events, music, arts all different art events will be held, and will partner with different organizations.

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Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: We own 3 units that this project will be built around, 500 1st Ave S.

How is this project going to incorporate our building into this since it will be around us?

Could we incorporate landscaping and lighting design?

Name\* Patrick Lallance Email address lallance@comcast.net  
Street address\* 500 1st Ave S units 101, 202, 203  
City\* Lake Worth Beach State FL Zip Code mailing address  
3880 NW 4th Ct  
Cocoanut Creek, FL 33066  
cell 954-410-8844

\*Required Information

Response: We will go over the details with you. Lighting will be designed not to intrude into your units; we will have landscaping and will have to comply with all city codes.

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Would you consider moving  
this project to the Port District west of Dixie  
Near the Penetration?

Name\* Tom Carbo Email address \_\_\_\_\_  
Street address\* 30 SM ST  
City\* LWB State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: No.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: RELATED TO THE LAND DEV. REGULATIONS -  
CONSIDERING THAT THE AMI FOR A FAMILY OF FOUR  
IN LAKE WORTH BEACH IS \$57,489 WHY IS WMODA  
BUILDING LESS TRULY AFFORDABLE UNITS THAN THE 15%  
REQUIREMENT IN OUR CITY CODE?  
GIVEN THAT ARTHUR WEINER HAS 6,124 VIOLATIONS ON HIS  
MULTIPLE NYC RESIDENTIAL BUILDINGS HOW CAN WE TRUST HIM  
AS A LANDLORD HERE?

Name\* CARA JENNINGS Email address \_\_\_\_\_  
Street address\* NCST  
City\* LW State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: A lot of information being put out is not true. Affordable housing in PB County is 80-120% of area median income, there must be a balance of affordability ranges in any community, this project can't be everything to everyone, it must be something that works for this project. Second question not germane to the application and attendee provided no source information to verify the veracity of the claim.

COMMENTS READ AND ANSWERED AT MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question:  
*Is the museum a 501c tax exempt?  
Can you please clarify what taxes  
will be paid, ordinary property tax?  
Who pays that? How does it compare  
to ordinary property owners?  
Thank you*

Name\* *Elsa Brower* Email address *linda@ltbrower.com*  
Street address\* *1100 S. Lake side Dr.*  
City\* *LW* State \_\_\_\_\_ Zip Code *33460*

\*Required Information

Response: Yes, the museum is, but the project will be owned privately and will pay taxes.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question:  
*The current Cultural Council Museum  
is a great champion of local artists curating  
multiple shows each year featuring their work & offering  
grants + commissions - a source of income.  
AND no admission is charged. Will that change  
with the new museum? Will the current staff  
be replaced?  
How many on-street parking spaces will be  
lost?*

Name\* *Stephen Schnetzer* Email address \_\_\_\_\_  
Street address\* *1401 NO*  
City\* *LW* State \_\_\_\_\_ Zip Code *33460*

\*Required Information

Response: We will forward this to the Cultural Council.

COMMENTS READ AND ANSWERED AT MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Our City has <sup>current</sup> sewer  
infrastructure issues that  
are impacting quality of life for  
residents (I understand for some businesses)  
How will this project impact what  
is currently being experienced &?  
how will the city, this project,  
address this?  
There are sink holes on S. Lakeside

Name\* Puleo/Anderson, JL Email address martelforbes@aol.com  
Street address\* 1019 S. Lakeside Dr  
City\* Lake Worth Beach State FL Zip Code 33460

\*Required Information

**Response:** There will be no impacts on the sewer, the sewer line for this project will be rerouted and the designs will be reviewed and approved by the city.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Green Space ?  
Native Plant list ? shade trees  
Bike Parking for Public ?

Name\* Monica Bilatti Email address SFLediblelandscapes@gmail.com  
Street address\* 915 N. Palmway  
City\* LWB State FL Zip Code 33460

\*Required Information

**Response:** Yes, these are code requirements.

COMMENTS READ AND ANSWERED AT MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: *There are many concerns that your project will not be providing enough parking. We have had developments come in using the same parking reductions your project will be using and the impacts have been recognized by all city officials as extremely negative for the surrounding neighborhoods. Staff says it is a parking management problem. What is your parking management plan? Will you be telling all prospective tenants of a 2 bedroom unit they can only have one parking space? How many spaces will your tenants need to lease from nearby parking lots to make your plan viable?*

Name\* *Irene Kay* Email address \_\_\_\_\_  
Street address\* *418 N Federal Highway #28* \_\_\_\_\_  
City\* *Lake Worth Beach* State *FL* Zip Code *33460*

\*Required Information

**Response:** The project will be utilizing available parking reductions, putting parking underground which makes the WMODA parking ratio is equivalent to or higher than other projects recently approved. The project includes 63% 1BR units and management will disclose to 2BR unit renters that there is 1 car / unit.

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**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: *Museums are more than a silent collection - how do you envision creating reflections in capacity local, regional & national art*

*OTHER SIDE →*

Name\* *Debra Robert* Email address *rightandgood@pbegmail*  
Street address\* *127 S. K St* \_\_\_\_\_  
City\* *Lake Worth Beach* State *FL* Zip Code *33460*

\*Required Information

COMMENTS READ AND ANSWERED AT MEETING

Museums are more than a sedentary collection, regardless of scale. How do you envision curating local, state, national/int'l work - as well as rotating exhibitions? Will you collaborate w/our local and county arts community?

Response: Yes, there will be collaboration with local artists, typically 20-25 artists locally, we will be actively involved with the community for other art forms; some artists work with WMODA now and live in the area.

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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Will the residential be rental units or home-owned condos?

Name\* FRANK FIORELLO Email address FIORELLO1861@GMAIL.COM  
Street address\* 219 NK ST  
City\* LWB State FL Zip Code 33460

\*Required Information

Response: Rental.

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Are there going to be outdoor public restrooms in any part of this development?

Name\* Tyler Chapman Email address \_\_\_\_\_  
Street address\* 1624 16th Ave N.  
City\* LW State FL Zip Code \_\_\_\_\_

\*Required Information

Response: No there will be exterior restrooms in the building for the community amenity or general public restrooms. The restrooms will be located inside the museum and in the community arts space.

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Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: How much residential parking?  
What percentage of museum is for permanent collection?  
What percentage is for rotating or traveling exhibitions?  
Is there storage for art in museum?  
How big is cantilevered ceiling compared to the one @ North?

Name\* Rachel Lorenzen Email address lorenzense@aol.com  
Street address\* 320 N. Lakeside Dr  
City\* LWB State FL Zip Code 33460

\*Required Information

Response: We are currently working with the Chihuly team, and he will help to curate the exhibit but we have not landed on a particular art piece. There will be a portion of the exhibit rotating and there will be involvement in the community, but the plan has not been specified yet.

**COMMENTS READ AND ANSWERED AT MEETING**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*       Museum       Residential Complex       Historic Homes

Comment or Question: Why only 8 artists lofts?  
And how will those artists be picked?  
What type of artists will be allowed?

Name\* Suzi Niemi      Email address \_\_\_\_\_  
Street address\* 15 Lakeside Dr. 05  
City\* Lake Worth Beach      State FL      Zip Code 33460

\*Required Information

**Response: Will work with the CRA and Cultural Council, more to come on exactly how this will work.**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*       Museum       Residential Complex       Historic Homes

Comment or Question: What are your plans for protecting  
our local ecosystem during building? Have you  
considered using one of our MANY buildings that have  
been sitting empty? Why are new buildings being built  
with no historic styles in Lake Worth? You said you want  
to support local art what are your plans for helping  
the struggling local artist? Why is the designs not  
in line with historic preservation of the area? Will there  
be artist grants provided? How will you keep the  
cost of living in area down, with this implementation of our  
tax deductions.

Name\* Amber      Email address \_\_\_\_\_  
Street address\* N K St  
City\* Lake Worth      State FL      Zip Code 33460

\*Required Information

**Response: There are no people living in the homes now. Regarding the structures, we will use a professional relocation company to move the buildings. Can't answer the question about wildlife.**

**COMMENTS READ AND ANSWERED AT MEETING**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: *Can you give us a brief history of where the collection has been housed in the past? And if the project goes ahead and we provide the land, do we have a claw back provision for our investment & should the owner decide to sell.*

Name\* *Nancy Udell* Email address \_\_\_\_\_

Street address\* *1131 N Palmway*

City\* *LWB* State *FL* Zip Code *33460*

\*Required Information

**Response: The collection has been shown to the public in the City of Dania Beach and Hollywood. The Development agreement has reversionary clause if we fail to meet our obligations to develop.**

**QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING**

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\* \_\_\_\_\_ Museum \_\_\_\_\_ Residential Complex \_\_\_\_\_ Historic Homes

Comment or Question:  
*With WMODA's windfall tax contribution, will the citizens of Lake Worth expect any tax relief?*

Name\* *Stephen Schaefer* Email address \_\_\_\_\_  
Street address\* *1401 N D*  
City\* *Lake Worth* State *FL* Zip Code *33460*

\*Required Information

Response: This would be a City decision.

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Public Comment Card

Topic\*  Museum \_\_\_\_\_ Residential Complex \_\_\_\_\_  Historic Homes

Comment or Question:  
*IT'S going to change the ecosystem. Plants and Animals will lose their homes. Lake worth beautiful the way it is. will there be some kind of the solution protected. ~~to~~ keep the Animals / Nature Why does this benefit Lake worth? What does this art have that Local Lakeworth artist Don't?*

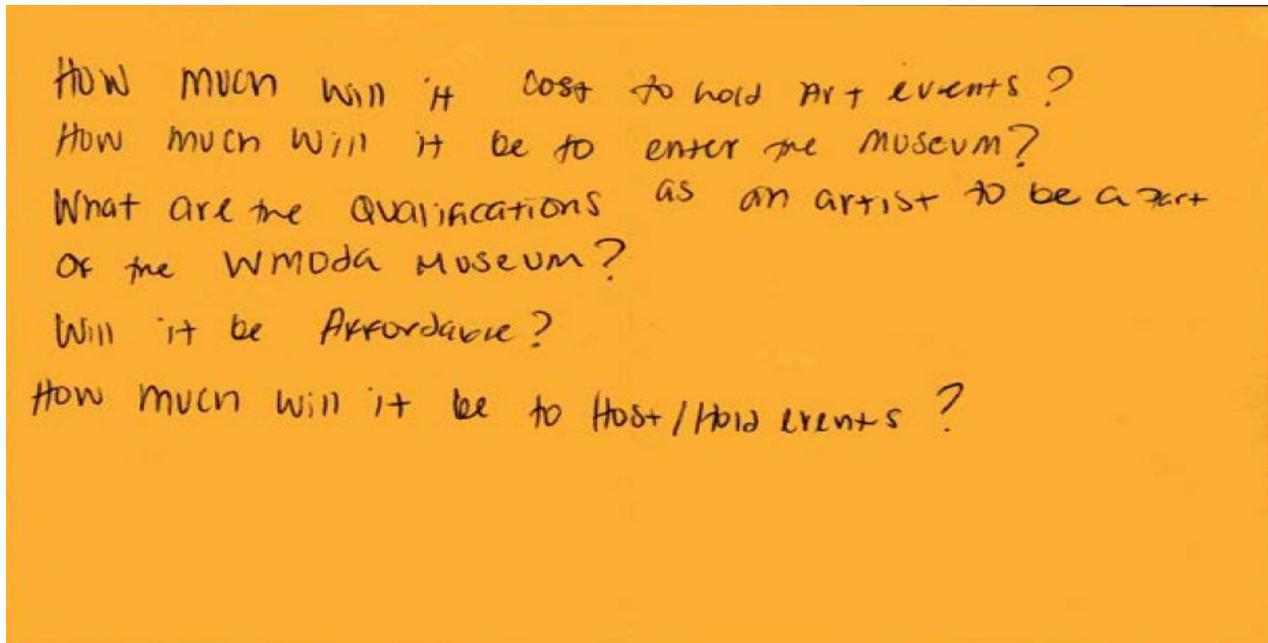
*How will you be handling rehousing of the homes being take down?*

Name\* *Madison T* Email address *SunshineShawty@Icloud.com*  
Street address\* \_\_\_\_\_  
City\* *Lake worth beach* State *FL* Zip Code \_\_\_\_\_ *more* →

\*Required Information

Response: There are no people living in the homes now. Regarding the structures, we will use a professional relocation company to move the buildings they are not being torn down. We do not know the impact to any wildlife in the Downtown, but considering the pre-existing urban nature of the area we do not anticipate a large impact.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING



Response: The costs for admissions and events have not been determined yet. A LWB resident discount will be provided. Local artists criteria for display or participation at WMODA are yet to be determined.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: United Management, of which Mr. Wiener is a registered agent, has received just over 1,100 complaints from tenants of their properties about the conditions of the apartments + rent service.  
How can we be assured that the owner/operator of the apartment complex this city, the CRA, and the residents are funding will maintain and operate these proposed apartments responsibly?

Name\* David Simms Email address dsimm@hotmail.com  
Street address\* 715 North L. Street  
City\* Lake Worth State FL Zip Code 33460

\*Required Information

Response: Mr. Wiener owns and operates thousands of units in NYC over more than forty years. Complaints and accolades about corporations are the nature of the business. Mr. Wiener and his team will ensure that the residential campus will be extremely well run and maintained as well as the museum.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: How will anticipated tariffs impact the cost of the project and how will you adjust the plans if needed?  
would you consider private or public grants to mitigate possible ~~cost~~ cost overruns due to tariffs if material costs go up?

Name\* Laura Berlin Email address \_\_\_\_\_  
Street address\* 727 No J \_\_\_\_\_  
City\* LWB State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: Tariffs may certainly impact the development and all efforts to keep costs in line with the estimates will be made. Once the development has final approval efforts to secure Grant Funding for aspects of the Museum are an option that will be explored.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: \_\_\_\_\_  
Which of the parcels are owned by the city or CRA? When will they be put on the ballot to meet the charter requirement for Public Land Public Vote?

Name\* Tuesday Gillum Email address \_\_\_\_\_  
Street address\* North E St. \_\_\_\_\_  
City\* LWB State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: There is no Public Vote required.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

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Comment or Question: \_\_\_\_\_

① WHICH OF THE PARCELS ARE OWNED BY THE CRA ~~AND~~ <sup>OR</sup> CITY AND WHEN WILL THEY BE PUT ON THE BALLOT TO MEET THE CHARTER REQUIREMENT OF THE PUBLIC LAND PUBLIC VOTE?

HAS CITY STAFF DISCUSSED WITH YOU A TIMELINE FOR THE PUBLIC LAND PUBLIC VOTE REQUIREMENT?

Name\* TUESDAY GILLUM      Email address TVESNOWAY@GMAIL.COM  
Street address\* NORTH E STREET  
City\* LWPB      State \_\_\_\_\_      Zip Code \_\_\_\_\_

\*Required Information

Response: There is no Public Vote required.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*       Museum       Residential Complex       Historic Homes

Comment or Question: \_\_\_\_\_

WHAT IS THE TOTAL SQUARE FOOTAGE OF THE 110 UNIT DISTRICT - WHAT IS THE PROXIMATE COST PER SQUARE FOOT <sup>ADMINISTRATIVE COSTS</sup>

WHAT IS THE TOTAL INITIAL YEAR CONTRIBUTION COSTS OF THE 110 UNIT COMPLEX PLUS ANY LAND DEVELOPMENT COSTS <sup>ADMINISTRATIVE COSTS</sup>

POST DEVELOPMENT - WHAT IS THE APPROXIMATE TOTAL ANNUAL NET PROFIT ONCE FULLY LEASED ACKNOWLEDGING VACANCY RATE AND

Name\* DON ROSENSHINE      Email address DONROSENSHINE29@GMAIL.COM  
Street address\* 131 N. GOBVIEW ROAD UNIT 7  
City\* LAKE WORTH BEACH      State FLORIDA      Zip Code 33460

\*Required Information

ADMINISTRATIVE COSTS

Response: At this time, the total area for the Residential Complex is 181,129 sq ft. Cost estimates have not been finalized as we are working through the approval process with the City and costs may change based on modifications.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\* \_\_\_\_\_ Museum \_\_\_\_\_ Residential Complex \_\_\_\_\_ Historic Homes

Comment or Question: \_\_\_\_\_  
\_\_\_\_\_

How MANY PARKING SPACES  
FOR ALL THE APARTMENTS.  
NOT WITH K ST GARAGE.

Name\* \_\_\_\_\_ Email address \_\_\_\_\_  
Street address\* \_\_\_\_\_  
City\* \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

**Response:** There are 157 total parking spaces for the apartments that include the underground garage and street parking adjacent to the building.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\* \_\_\_\_\_ Museum \_\_\_\_\_ Residential Complex \_\_\_\_\_ Historic Homes

Comment or Question: I live at 101 SL street -  
Our building has old pipes (cast iron) that  
may crack from the vibrations.  
what are you going to do if that happens?  
Additionally what about cracks in walls,

Name\* Johannes Vlaar \_\_\_\_\_ Email address \_\_\_\_\_  
Street address\* 101 SL street #5 \_\_\_\_\_  
City\* Lake Worth \_\_\_\_\_ State FL \_\_\_\_\_ Zip Code 33460 \_\_\_\_\_

\*Required Information

**Response:** Our Construction management team will have a Hotline for any construction concerns that arise. There will be an outreach to local nearby residents as we mobilize for construction.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*     Museum     Residential Complex     Historic Homes

Comment or Question: Is it true that WMODA does not have to honor the affordable housing requirements that go along with the additional density through the sustainability bonus and transfer of development programs? Is it true the CRA is funding the affordability KFU the required at 8 additional units that are only allowed bld of the affordable housing program? How much money is WMODA contributing out of their own pocket to making units affordable?

Name\* Kim    Email address \_\_\_\_\_  
Street address\* Edin Place 1321 N L St  
City\* LWB    State FL    Zip Code 33460

\*Required Information

**Response:** The City Code requires 15% affordable housing or 16 units in this case. 8 units will be on-site and 8 units will be given to/transferred to the CRA site, so not all of the affordable housing units will be constructed on site but they will be built. The Developer's cost for each of the 8 units is approximately \$4.2 m of which the CRA's contribution is \$1.4 m leaving developer cost at \$1.8 m.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*     Museum     Residential Complex     Historic Homes

Comment or Question: \_\_\_\_\_  
Where is the chukoly space?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name\* \_\_\_\_\_    Email address \_\_\_\_\_  
Street address\* \_\_\_\_\_  
City\* \_\_\_\_\_    State \_\_\_\_\_    Zip Code \_\_\_\_\_

\*Required Information

**Response:** That is yet to be determined but the permanent installation will be at the entrance.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: What are your plans for protecting our local ecosystem during building? Have you considered using one of our MANY buildings that have been sitting empty? Why are new buildings being built with no historic styles in Lake Worth? You said you want to support local art what are your plans for helping the struggling local artist? Why is the designs not in line with historic preservation of the Area? Will there be Artist grants provided? How will you keep the cost of living in area down, with this implementation of our tax deductions.

Name\* Amber Email address \_\_\_\_\_

Street address\* N K St \_\_\_\_\_

City\* Lake Worth State FL Zip Code 33460

\*Required Information

Will parking remain free?  
Where will the past residents of the displaced homes go?  
Why not consider building at a smaller scale to not ruin the city skyline. These buildings will stick out and not fit into the landscape. As well as adding a community garden would help to keep our local ecosystems and pollinators strong.

Why is the whole building not Affordable Housing?  
Why not buy the old Antique store on Lake Ave to make a museum?

**Response:** There are no people living in the historic homes to relocate. Our Historic Preservation consultant has helped design the project to keep in line with the existing guidelines to keep the downtown aesthetic. There will be programs to integrate local artists into the museum and the affordable artists' lofts. Paid parking in the downtown is a City decision. The new museum is being constructed specifically for the current and future exhibits that an existing building would not accommodate.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\* \_\_\_\_\_  Museum \_\_\_\_\_  Residential Complex \_\_\_\_\_  Historic Homes

Comment or Question: \_\_\_\_\_  
\_\_\_\_\_

THE WMODA OWNER, ARTHUR WEINER, IS A MULTI MILLIONAIRE WHO OWNS OVER 40 RESIDENTIAL BUILDINGS IN NYC. HE IS ULTRA-RICH. WHY IS HE INSISTING THAT THE CITY OF LAKE WORTH BEACH GIVE HIM \$19 MILLION IN OUR PUBLIC FUNDS AND RESOURCES? SINCE HE IS A MULTI-MILLIONAIRE WHY DOESNT HE PAY FOR HIS OWN PRIVATE PROJECT? ~~HE~~ THE MAJORITY OF THIS PROJECT IS ~~A~~ A FOR-PROFIT LUXURY HOUSING DEVELOPMENT. HOW MUCH MONEY WILL THE DEVELOPER MAKE ANNUALLY ON THE HOUSING HE IS BUILDING?

Name\* CARA JENNINGS \_\_\_\_\_ Email address SENDMANGOS @ GMAIL.COM \_\_\_\_\_

Street address\* \_\_\_\_\_

City\* \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

**Response:** The details and incentives provided for in the Development Agreement approved by the City Commission in October provide benefits for both the City and Development. The total incentives being provided are \$7 m not \$19 m. Mr. Wiener's personal investment in this project from private funds will exceed \$65 m.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*  Museum  Residential Complex \_\_\_\_\_  Historic Homes

Comment or Question: \_\_\_\_\_  
Why are you paying consultants  
To demand "WMODA Now."  
\_\_\_\_\_

Why have you not reached out to me  
once since that May at the last  
meeting?  
\_\_\_\_\_

Name\* Tom Carney \_\_\_\_\_ Email address \_\_\_\_\_

Street address\* 30 SM Street \_\_\_\_\_

City\* LWB \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

**Response:** Marketing professionals have been engaged to ensure factual information is provided to the public as their has been misleading and false information provided on Social Media. As for contact we are always available at [wmodaloveslwb@gmail.com](mailto:wmodaloveslwb@gmail.com).

**QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING**

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: You have some very rosy pictures of the benefits you will bring to Lake County Beach. Would you put reverter clauses into the deal to give the property back to the city if you fail to meet these promises

Name\* Tom Conboy Email address \_\_\_\_\_  
Street address\* 30 S M street \_\_\_\_\_  
City\* LWB State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: There is a reversionary clause in the existing development agreement.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: Will you still move forward with the project if the city postpones or cancels the parking garage?

Name\* Tom Conboy Email address \_\_\_\_\_  
Street address\* 30 S M St \_\_\_\_\_  
City\* LWB State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: We have that right and would consider that option.

**QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING**

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: What happens if the City Defaults on the loan?

Name\* Tom Corboy Email address \_\_\_\_\_  
Street address\* 30 SM  
City\* Lake Worth Beach State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: This question is applicable to the K Street Garage not this application.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: What is the ~~the~~ current Fair Market Value of the Property the City & CRA Are proposing to give to this project?

Name\* Tom Corboy Email address \_\_\_\_\_  
Street address\* 30 SM ST  
City\* LWB State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: A current appraisal by the buyer (WMODA) has not been conducted and is not required at this time.

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: ~~Would you consider paying for~~  
Most Museums are funded by wealthy Donors. Would  
WMODA Consider a fundraising goal to  
Pay for the land?

Name\* Tom Conboy Email address \_\_\_\_\_  
Street address\* 30 SM street \_\_\_\_\_  
City\* LWB State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

Response: No

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: WILL THE SUBTERRANEAN PARKING PROPOSED BE  
STRICTLY FOR USE BY THE RESIDENTS OF THE APARTMENTS?  
IF SO - PLEASE EXPLAIN THE BASIS OF THE PARKING  
MINIMUM REQUIREMENT REDUCTION WHICH IS PRESUMABLY  
BASED ON THE SHARING OF MUSEUM AND APARTMENT  
PARKING?

Name\* CATHERINE KOHMEYER Email address ~~kat~~ katekoh121@yahoo.com  
Street address\* 503 1st Ave S \_\_\_\_\_  
City\* CAKEWORTH BEACH State FL Zip Code 33460

\*Required Information

Response: Yes, the garage will be for both the residents and the employees of the museum. The remainder of the spaces are deemed "shared" under the code due to the Mixed-Use (museum, café and retail).

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: AS DETAILED IN THE TREASURE COAST AND REGIONAL PLANNING COUNCIL REPORT PREPARED IN 2022 AFTER AN EXTENSIVE COLLABORATION WITH THE COMMUNITY, THE MAJORITY OF RESIDENTS WANT TO PRESERVE A LOW RISE - TWO OR THREE STORIES MAXIMUM HEIGHT IN THE L+M ST DOWNTOWN PARCEL. UNIT THE BUILDING HEIGHTS OF THE 110 APARTMENT COMPLEX AND MUSEUM BUILDING ARE NOT COMPATIBLE WITH THOSE FINDINGS NOR WITH OUR HISTORIC DOWNTOWN. IS THE DEVELOPER WILLING TO ALTER THE DESIGN TO COMPLY WITH THIS STUDY'S FINDINGS?

Name\* CATHERINE KOHMEYER Email address katekoh121@yahoo.com  
Street address\* 503 1st AVE S  
City\* LAKE WORTH BEACH State FL Zip Code 33460

\*Required Information

Response: No and all aspects of this project fall within the Historic Guidelines of the City and have there are no variance or waivers that will be requested.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question:

- WILL THE WIENER FAMILY/DEVELOPMENT ENTITY PROVIDE A WRITTEN GUARANTEE THAT THE MUSEUM WILL CONTINUE TO FUNCTION AS A MUSEUM FOR AT LEAST 25 YEARS?
- WILL THE WEINER FAMILY/DEVELOPMENT ENTITY PROVIDE A WRITTEN GUARANTEE THAT IF THE MUSEUM BUILDING USAGE DOES CHANGE THE COST OF THE LAND THAT WAS DONATED BY THE CITY WILL BE REIMBURSED TO THE TAXPAYERS?

Name\* CATHERINE KOHMEYER Email address katekoh121@yahoo.com  
Street address\* 503 1st AVE S  
City\* LAKE WORTH BEACH State FL Zip Code 33460

\*Required Information

Response: No on both accounts, we will honor the development agreement as existing.

**QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*       Museum       Residential Complex       Historic Homes

Comment or Question: Lake Worth Beach current codes require developers to guarantee affordable housing remain affordable for 25 years. WILL THE DEVELOPER FOLLOW CODE AND GUARANTEE THAT THE 8 AFFORDABLE UNITS, FUNDED BY THE CRA TO THE TUNE OF \$1.4 MILLION, WILL REMAIN AFFORDABLE FOR 25 YEARS?

Name\* CATHERINE KOHMEYER      Email address katekohl21@yahoo.com  
Street address\* 503 ST AVE S  
City LAKE WORTH BEACH      State FL      Zip Code 33460

\*Required Information

**Response: No, this was a negotiated portion of the Development Agreement approved by both the Commission and the Community Redevelopment Agency.**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*       Museum       Residential Complex       Historic Homes

Comment or Question: WILL THE RESIDENTS OF THE APARTMENTS BE REQUIRED TO BE ARTISTS OR IN SOME WAY CONNECTED TO THE MUSEUM?  
IF NOT, EXACTLY WHAT MAKES THIS AN ARTS CAMPUS?

Name\* CATHERINE KOHMEYER      Email address katekohl21@yahoo.com  
Street address\* 503 ST AVE S  
City LAKE WORTH BEACH      State FL      Zip Code 33460

\*Required Information

**Response: The residents, with the exception of the Artists Lofts, will not be required to be artisans. What makes it the Arts Campus is the Arts Alley, Artists' Lofts, and Community Art Space where classes and events will be held.**

**QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*     Museum     Residential Complex     Historic Homes

Comment or Question: IS THE WEINER APARTMENTS AND MUSEUM DEVELOPMENT CONTINGENT UPON THE CONSTRUCTION OF THE K STREET GARAGE?

Name\* CATHERINE KAHMEYER    Email address katekohl21@yahoo.com  
Street address\* 503 1st Ave S  
City\* Lake Worth Beach    State FL    Zip Code 33460

\*Required Information

**Response: No**

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*     Museum     Residential Complex     Historic Homes

Comment or Question: IS THERE A DOCUMENT THE COMMUNITY CAN REVIEW SHOWING THE DEVELOPER'S COMMITMENT TO PROVISION OF CLASSES AND COMMUNITY ACCESS TO BE PROVIDED FOR LOCAL RESIDENTS, INCLUDING SENIORS AND CHILDREN, AND IF THE COST OF THESE WILL BE DISCOUNTED?

Name\* CATHERINE KAHMEYER    Email address katekohl21@yahoo.com  
Street address\* 503 1st Ave S  
City\* LAKE WORTH BEACH    State FL    Zip Code 33460

\*Required Information

**Response: Page 16 of the Development Agreement 6.7 The Developer shall provide approx. 2100 sq ft of Community Art space along the Arts Alley which shall be open to the public and available as a community gathering space for the arts. The space shall be programmed and activated in partnership with the CRA.**

## QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
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**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: How much of the 33,000 sq ft of the proposed  
~~area~~ museum building will be museum use open to the public

The 33,000 sq ft museum building approved in  
Oct 2024 would be an institutional use building  
with the 33,000 sq ft requiring 165 parking  
spaces. Why is no on site museum parking  
included in the proposal?

Name\* CATHERINE KOHMEYER Email address katekohl21@yahoo.com  
Street address\* 503 Kt Ave S  
City\* LAKE WORTH BEACH State FL Zip Code 33460

\*Required Information

Response: Like any other museum with the exception of the offices, storage, mechanical/back of house areas, the remainder of the building will be open to the public.

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**  
**April 28, 2025, 6pm to 8 pm**  
**Public Comment Card**

Topic\*  Museum  Residential Complex  Historic Homes

Comment or Question: CAN YOU PROVIDE THE COMMUNITY WITH  
THE WRITTEN STUDY THAT FORMS THE BASIS OF  
THE PROJECTED NUMBER OF VISITORS ANNUALLY AT  
50,000?

DID YOUR STUDY PREDICTING 50,000 VISITORS ANNUALLY  
PREDICT A DAILY NUMBER OF CARS? IF SO WHAT WAS  
THAT NUMBER?

Name\* CATHERINE KOHMEYER Email address katekohl21@yahoo.com  
Street address\* 503 1st Ave S  
City\* Lake Worth Beach State FL Zip Code 33460

\*Required Information

Response: There is not a formal written study specific to visitor ship, however our teams research and Economic Impact Study compared similar museums in the South

## **QUESTIONS THAT WERE NOT ANSWERED DURING THE MEETING**

**Florida region and similar facilities with Chihuly installations (Morean) to arrive at that figure. There is no figure for vehicle counts.**

Alex Schultz - 612 2nd AVE S LWB

Questions -- As used herein, Wiener refers to Arthur Wiener, his family members, WMODA, United Management and any of their controlled entities such as the Sunshines.

<https://wmodaloveslwb.com/> - Why underground parking? The decision to construct underground parking is driven by the need to preserve the historic and residential character of the neighborhood. An above-ground parking structure would detract from the architectural and historical value of the area, while subterranean parking provides a discreet and aesthetically compatible solution. Additionally, underground parking maximizes space efficiency, reduces the footprint of the development, and aligns with sustainability goals by minimizing urban sprawl. **So let's put the ugly large Soviet-Era style parking garage on K Street, because WMODA does not care if it "detracts from the architectural and historical value of the" K Street neighborhood, a bunch of suckers live there. Is that fair?**

- A Has Wiener and everyone here visited Sundry Village in Delray? NO
- B Why can't any Lake Worth downtown project look like Sundry Village? NOT APPLICABLE
- C Pebb Capital paid \$40 million for the Sundry Village property. How much is Wiener paying for the Lake Worth property? NOT APPLICABLE
  1. Has Wiener provided to the City of LWB actual documentation of WMODA's actual visitor attendance records from 2014 to the present date? And if not why, and will Wiener promptly provide those records to LWB? NO
  2. Has Wiener disclosed to LWB all negative financial assessments relating to this project, including those from Goldman Sachs? NOT APPLICABLE
  3. Does Wiener know that the LWB Bohemian Parking Garage, 2 1/2 blocks away from the K Street Garage, produced less than \$38,000 of revenue for the fiscal year ending September 30, 2024. YES
  4. Does Wiener know that the 2018 parking study projected a downtown parking garage would produce \$147,496 of revenue, -vs- the \$1 million in the 2024 WGI parking study? NOT APPLICABLE
  5. Does Wiener know that the 2024 WGI parking study was City staff driven and not independent, and used only high season data? NOT APPLICABLE
  6. Does Wiener know that there are aged children of World War II veterans residing in the downtown neighborhood being irreparably damaged by the overly large project, and that our uncles died defending this country from the Nazis, and protected these very shores from Nazi torpedoes from 1942 to 1946, before being sent off at the age of 42 to fight in the invasion of Okinawa as evidenced in the Fort Lauderdale News, May 14, 1945, page 8; never expecting that their family's lives would be ruined by a glass museum diverting millions of homeowners tax dollars? COMMENT
  7. Does Wiener realize that they are ruining the lives of those who cannot afford to move away, like I can, from this horribly governed town? COMMENT
  8. Does Wiener know that this project is taking critical infrastructure money from a poor town that is very poorly managed? COMMENT
  9. Does Wiener know that we have alleys filled with prostitutes and drug dealers, as the resident at the February 11, 2025, CRA Board meeting testified at 1:12 to 1:13 of the YouTube video addressing LWB blight discussed by the CRA board member? YES
  10. Does Wiener know that it is now on notice of the dangers of LWB alleys, and that it is reasonably foreseeable that someone will be shot, stabbed or raped in the dangerous Arts Wiener Alley. And that one Jay Wiener will be facing Morgan & Morgan seeking \$100 million damages from Wiener jointly liable as a partner in this public private partnership? NOT APPLICABLE
  11. Does Wiener know that the dumpsters in Arts Wiener Alley stink very badly even in the very cold days of January & February? NOT APPLICABLE

11B - Does Wiener believe it is ok to divert money from Swimming Pool? NOT APPLICABLE

12. Does Wiener know that a prime complaint from the Lucerne Apartments is that there is no on-site parking for visitors? NOT APPLICABLE

13. Does Wiener know that tenants from any apartment will not want to walk through a dangerous alley, often through wind and rain to get to their home? NOT APPLICABLE

14. In addition to Tamarac and Davie, what other municipalities, including counties, in the USA, did Wiener contact proposing or discussing putting the WMODA there? NONE

15. Will Wiener request the City to call in Florida DOGE to review the project, including the parking garage for waste and efficiency, particularly in light of the \$10 million loss from on the Bohemian and Arts District and still no Vanilla Ice Pop Culture museum? NO

16. Does Wiener believe that Penny Sales tax infrastructure dollars should be diverted away from the infrastructure needs of the individual home owners? NOT APPLICABLE

17. The alley on the 100 block between K and L Street floods onto the property of old houses because the City permitted construction of buildings in the alley; because of root balls City toilet waste sewers repeatedly flood into our residences, and the City's paving of the alley and

City trucks caused severe parking lot damage, do you think that residential alleys' needs should be addressed before committing dollars to a dangerous Arts ally? NOT APPLICABLE

18. Did Wiener and the City have the project, including the parking garage, reviewed by the Florida Department of State Division of Historic Resources – Preservation? NO

19. Why have so many supporters of the project been individuals and business who have contracts with the City or CRA, or received grants or other City benefits? NOT APPLICABLE

20. Is Wiener aware that many older neighbors who believe the project is horrible don't want to actively oppose the project because of their age and health? NOT APPLICABLE NOT APPLICABLE

21. How many of the WMODA supporters live in the neighborhood adjoining the project?

22. Has Florida Department of Transportation signed off on the K Street parking garage due to the problems it causes on two adjacent State roads? NOT APPLICABLE

23. Should the Arts Alley be in the Art District?

24. Has Wiener considered the impact paid parking will have on Downtown parking demand, and its impact on small businesses and the viability of a K Street parking garage? NOT APPLICABLE

25. Is Wiener willing to limit payment on the parking garage note to the net income of the parking garage, and forgive the remainder of note if the net garage income from the first 5 years is not sufficient to pay off the note? NOT APPLICABLE

26. It appears that Wiener attorneys are on Commercial Boulevard across from Lauderdale by the Sea, doesn't it seem unreasonable to use very vibrant Lauderdale by the Sea as a comparable for parking study purposes? NOT APPLICABLE

27. Investigate reporting disclosed Chihuly used a PR firm for the lease (not gift) from Seattle at the space Needle, did Wiener or anyone use a PR firm to gain support for WMODA? NOT APPLICABLE

28. Trish Dugan purchased an entire city block for her museum in St. Petersburg, why doesn't Wiener on its own purchase an entire block in the Arts District for its museum? NOT APPLICABLE

29. Is there a single document that clearly details all the moving parts? YES SEE CITY WEBSITE

30. Will Wiener post on the WMODA website all correspondence to and from the City? NOT APPLICABLE

31. Is there anything that should be disclosed to the public that has not already been disclosed to the public? NO

- 32. Page 46 of the 2017 Master Plan said keep Arts in the Arts District: Integrate it. "Arts should be centralized, not spread throughout the City, which is not palatable to residents or politically acceptable at this time." NOT A QUESTION

33. Page 17 – 2017 Master Plan: "Keep Lake Worth's artsy, beachy, bohemian, eclectic, eccentric qualities...cool. People move to Lake Worth because they are attracted to its laid back and authentic sense of place. Lake Worth has the added benefit of existing infrastructure in the form of main street human-scale buildings, bungalow homes, and walkability, all in the Downtown area. Strategies under this priority are intended to maintain the city's unique flavor and further promote it to residents throughout the region and tourists. Additionally, the City's historic Downtown is a treasure among communities in South Florida, and should continue to be enhanced, celebrated and preserved." NOT A QUESTION

34. Will Wiener over the next 3 months come to downtown during alleged peak parking times and document with photos parking capacity from J to M and Lake and Lucerne? NOT APPLICABLE

35. Is Wiener aware that Lake Worth Beach published 7 times in the Florida Register in November, swearing "as true and correct findings of the City Commission" that: "The [\$3.5 million from the developer] low interest loan will be repaid with revenue from the City's new parking system (including the K Street Parking Garage) and as further stated in the 2024 WGI Lake Worth Beach Parking Study Update. ...." ? (The City used a 2024 parking study based on the high season of January 6, 2024, to May 12, 2024.) NOT APPLICABLE

36. Is Wiener aware that the CRA January 26, 2010 Acquisition Memo for 1000 Lake Avenue states: "Although a significant undertaking, the purchase and rehabilitation of this prominent historical structure is one that the CRA should assume. The goals and objectives of the CRA, listed in the CRA Redevelopment Plan include eliminating uses that detract from the character of the community, maintaining the historical character of Lake Worth while promoting economic vitality, identifying and restoring historic structures that may be in a state of deterioration and preserving landmarks and significant structures." Doesn't the WMODA project detract from the character of the community? NO

37. Will Blondie be performing Heart of Glass at the opening of the museum? NOT APPLICABLE

38. The only museum that may be appropriate in the Old Downtown might be a Jimmy Buffett Margaritaville museum? NOT A QUESTION

39. Should not the Lake Worth Historical Museum be opened by the City before starting on a 2nd museum project? NOT APPLICABLE

40. What happened to the Vanilla Ice Museum where the City put at least \$1.33 million into the properties? NOT APPLICABLE

41. Should not the City Commission and CRA be answering questions? NOT APPLICABLE

42. Should not this meeting have been held after all this information was first provided to the public? THERE HAVE BEEN OVER 18 COMMUNITY AND PUBLIC MEETINGS ON THIS PROJECT

43. Why is everything so secret? NOT APPLICABLE

44. Is Arthur Weiner the same Arthur Wiener in Wiener v. People of the State of New York, 464 N.Y.S.2d 919, where "Because of the alleged magnitude of the complaints, the Attorney General has undertaken an investigation to determine whether there is a pattern of ongoing fraudulent or illegal activity in violation of the New York City Rent Stabilization Law and Code" NOT APPLICABLE

45. How does a glass museum fit in with Old Downtown's Key West image? NOT APPLICABLE

46. Will Wiener guarantee 50,000 visitors a year? NOT APPLICABLE

47. Why does United Management have such a low rating on Yelp? NOT APPLICABLE

Florida Statutes Section 837.06-False official statements.—Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

**WMODA**  
**Neighborhood**  
**Meeting Comments**

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

\_\_\_\_\_ Museum

\_\_\_\_\_ Residential Complex

\_\_\_\_\_ Historic Homes

Comment or Question: \_\_\_\_\_

SEE ATTACHED

Name\* TODD TOWNSEN \_\_\_\_\_ Email address \_\_\_\_\_

Street address\* \_\_\_\_\_

City\* \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

TODD TOWNSEND

(1)

- \* THIS ENTIRE WMODA PROJECT IS ANOTHER BAD IDEA BY THE CRA WHICH NOW HAS A LIST OF BAD PROJECTS THAT WE ARE STILL PAYING FOR:
- \* THE WMODA PROJECT SWAGGS OUR MONEY AND INCREASINGLY VALUABLE PROPERTIES, WRANGLES IN PAID PARKING AND SNEAKS IN THE "POOR BOND". ALSO EMBOLDENS THE CRA TO CLEAR CUT THE ONLY OPPORTUNITY FOR A DOWNTOWN GREEN SPACE POCKET PARK.
- \* ALL THIS WHILE THERE IS A BETTER SPOT ONE BLOCK EAST. IF I WERE A BILLIONAIRE I WOULDN'T WANT IMMEDIATE NEIGHBORS.
- \* NOW, THE AMERICAN ALLIANCE OF MUSEUMS INDICATES A 30% NOT RECOVERED MUSEUM ATTENDANCE - SINCE COVID.
- Q: WITHOUT SCOOPING NUMBER FROM THE SUCCESSFUL GULFSTREAM PROJECT CAN YOU REALLY GUARANTEE 50 THOUSAND VISITORS A YEAR - I THINK NO.
- \* OUR DOWNTOWN SKYLINE TREES INCLUDED IS PART OF OUR CHARM - YOUR GIANT APARTMENT BUILDINGS WITH FAKE AFFORDABLE HOUSING

# TODD TOWNSEND

(2)

IS DETRIMENTAL TO SAID SKYLINE AND HOME FOR THE WILDLIFE THAT WE HAVE.

- \* YOUR PARKING GARAGE IS FARCLUE TOO, IT DOES NOT GREATLY EXPAND DOWNTOWN PARKING AND IS EXCLUSINARY IN THAT HALF OF THE SPACES ARE FOR MINI-COOPERS AND MOTORCYCLES. AND, THE ADT WALK IS BIZZARE AND OUT OF PLACE - ITS NOT FOR US ITS FOR YOU.
- \* LASTLY, MY GARAGE DOUBLES THE PARKING HAS ONE LEVEL UP SAVING OUR SKYLINE, HAS RAMPS ONTO EACH STREET, COVERS EXISTING PARKING, AND PUTS FLENTY OF PARKING THE LENGTH OF CURRENT PARKING. MINE HAS EACH SPACE AT 14 THOUSAND AND YOURS IS DOUBLE THAT.
- \* MINE IS LOW MAINTANCE, YOUR IS HIGH MAINTANDELE.
- \* JURE, A MUSEUM WOULD BE NICE, BUT NOT THE APARTMENT BUILDING THAT GOES WITH IT.
- \* BOTTOM LINE - MY WORK IS BETTER THAT YOURS AND THIS GOVERNMENT HAS JUDGES ME IN EVERY WAY.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum     Residential Complex     Historic Homes

Comment or Question:

2000 sq cultural space  
art walk

The more I see the more I like

Name\*

RAY GROSS FINE ART

Email address

raygross@gmail.com

Street address\*

1520 SOUTH "M" ST

City\*

LAKE WORTH FL

State

FL

Zip Code

33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum     Residential Complex     Historic Homes

Comment or Question:

Full Steam Ahead  
git er dun!

561-9514749

Name\* Ray Gross Fine Art    Email address raygross@gmail.com

Street address\* 1520 South M St

City\* Lake Worth Pch    State FL    Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question:

WHY SHOULD THE CITY BE GIVING MONEY TO FUND  
PRIVATE, 'FOR PROFIT' DEVELOPMENT?

ALSO WITH THE INFLUX OF NEW NEIGHBORS WE MUST PROTECT OUR  
HISTORIC ELEMENTS, INCLUDING MATURE HERITAGE TREES  
THAT CAN NEVER BE REPLACED

Name\*

TMIWS

Email address

Street address\*

115 N PALMWAY

City\*

LWB

State

FLORIDA

Zip Code

33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
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Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question:

No expansion @ the expense of our residents.  
No tax payer support for corporate. Unprofit.  
Don't turn our beautiful community into a  
Delray Beach.

Name\*

Stephen Schuetz

Email address

Street address\*

1401 N Ocean Breeze

City\*

LW

State

FL

Zip Code

33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

Public Comment Card

Topic\*

Museum       Residential Complex       Historic Homes

Comment or Question:

The estimate of the number of visitors to the museum seems highly over estimated based on past attendance, particularly when nationally attendance at all U.S. museums has been reduced since Covid. It has not yet come back from those totals, yet you predict a ludicrous number of visitors.

Name\*

SUSAN GUYTON

Email address

Street address\*

131 N. Gulf View Rd No 3

City\*

LWB

State

FL

Zip Code

33460

\*Required Information

# WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

## Public Comment Card

Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question:

As former Mayor of the city & a resident & business owner, I fully support this project.  
Please know there is a majority of people that feel this way & will be there to support you.

Name\*

Pam Triolo

Email address

pameficreates.com

Street address\*

410 N. Ocean Breeze

City\*

LWB

State

FL

Zip Code

33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum       Residential Complex       Historic Homes

Comment or Question: I am in full support of the project.

Name\* Todd Ketchum      Email address wagentodd@gmail.com

Street address\* 225 S K Street,

City\* Lake Wales Beach      State FL      Zip Code 33460

\*Required Information

# WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

## Public Comment Card

Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question: *I'm concerned about the fact that the developer is not providing for the bare minimum of affordable housing units required for this type of project. What is the motivation for the city to plunk down the huge amount of money for a development that does not serve the residents of our city in any sensible or meaningful way.*

Name\* *Deann Brown*

Email address *adn12345@gmail.com*

Street address\* *1701 N. 7 St*

City\* *LW*

State *FL*

Zip Code *33460*

\*Required Information

Q why not put project to public vote

**WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting**

**April 28, 2025, 6pm to 8 pm**

**Public Comment Card**

**Topic\***

Museum     Residential Complex     Historic Homes

**Comment or Question:**

Put this to a public vote! Prove LW  
wants any of this. Otherwise I will continue to be vocal  
against what I see as project being forced on us.  
I saw what happened to Delray.

**Name\***

Elizabeth Ryan

**Email address**

ryan

**Street address\***

110 N. Lakeside Dr. # 4 LWB 93460

**City\***

**State**

**Zip Code**

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum       Residential Complex       Historic Homes

Comment or Question: This museum would be a boon for local artists, a boon to local businesses and restaurants, and would be a tremendous addition to the cultural mix in all of Palm Beach County!

Benjamin Center for Creative Arts

Name\* No Anne Berkow      Email address jbberkow65@gmail.com

Street address\* 1105 2nd Ave S.

City\* Lake Worth Beach      State FL      Zip Code 33460

\*Required Information

# WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

## Public Comment Card

Topic\*

Museum       Residential Complex       Historic Homes

Comment or Question:

No sale and development on downtown public land without a public vote.

The Lake Worth City Charter requires this. The interlocal agreement with the CRA is clear: IF downtown public land is not being used for public infrastructure, it reverts to city ownership, thus requiring a full vote.

Q → Will you respect our city charter?

Name\* Panagioti Tsolkas

Email address panagioti.e.tsolkas@gmail.com

Street address\* 822 N C St.

City\* LWB

State FL

Zip Code 33460

\*Required Information

WMOVA

STOP

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum  Residential Complex  Historic Homes

Comment or Question:

I would like to keep our town with the old time feel it has. Putting a museum & a residential building would change that. We don't need to spend all that money on that. There are other things like getting evening on the Ave back, with music and crafts, a place where families with children can gather.

Name\* MARIJAH Szizale Email address marijahmusa@gmail.com

Street address\* 222 North Red Hwy

City\* Lake Worth Beach State FL Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

Public Comment Card

Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question:

Please discuss the very negative reviews of Mr. Wiener's Management Company.

How can we be assured this property will not become another neglected property?

Name\* Makyle @lanton

Email address L1ub5465@yahoo.

Street address\* 16 S J. Street

City\* LWB

State FL

Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum     Residential Complex     Historic Homes

Comment or Question:

Yes WMODA NOW!

Name\*

Jon Faust

Email address

Street address\*

414-5th St

City\*

LWB

State

Zip Code

33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum     Residential Complex     Historic Homes

Comment or Question:

I FULLY SUPPORT THIS PROJECT

Name\* JAANA PIIRA

Email address JAANAPIIRA@GMAIL.COM

Street address\* 410 SM ST

City\* LNB

State FL

Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question:

DONT TRUST THE DEVELOPERS! THEY  
PLEECE SMALL TOWNS AGAIN AND AGAIN.  
IF THEY WANT A MUSEUM LET THEM  
PAY FOR IT, OTHER WISE TAKE THE  
DEVELOPER'S NAME OFF IT

Name\*

Craig Jolly

Email address

craigjolly@comcast.net

Street address\*

125 N K #12

City\*

LWD

State

FL

Zip Code

33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum  Residential Complex  Historic Homes

Comment or Question:

I WAS A DEVELOPER  
IF SOME POLITICAL ENTITY WOULD GIVE ME FREE LAND  
AND SOME LAND DEVELOPMENT COSTS ~19 MILLION TOTAL,  
I WOULD SIGN A LETTER OF INTENT, ASK FOR A  
30 DAY ~~PERIOD~~ IN 30 SECONDS  
STUDY PERIOD

Name\* DONALD ROSENSHINE Email address DONROSENSHINE29@GMAIL.COM

Street address\* 131 NORTH GOLDFVIEW ROAD UNIT 3

City\* LAKE WORTH BEACH State FLA Zip Code 33460

\*Required Information

# WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

## Public Comment Card

Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question:

I am opposed to the giveaway of a valuable downtown property to build the WMODA Museum and ~~apartments~~ ~~the 1100 apartments~~ that are not ~~close to the downtown~~. I am opposed to the high rise apartment's complex. The WMODA proposal will completely destroy the small town character of our city as well as being financially a bad deal for the city. I hope this proposal gets defeated.

Name\*

S. de Jong

Email address

subidejong@gmail.com

Street address\*

2381 Sunset Ave

City\*

LWS

State

Zip Code

33461

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum     Residential Complex     Historic Homes

Comment or Question:

I generally believe this is a good project for  
LWB. The one thing I may have missed is  
the ongoing access / traffic plans peripheral to  
this and other projects

Name\* John Garvin    Email address johnperrygarvin@gmail.com

Street address\* 705 N. Lakecreek Dr

City\* LWB    State FL    Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum       Residential Complex       Historic Homes

Comment or Question:

THIS PROPOSAL IS FAR TOO COMPLICATED. THIS  
ENDLESS PILE OF CHARTS AND GRAPHICS IS HARD  
TO FOLLOW. YOU'VE HIT ALL THE BuzzWORDS: WORKFORCE  
HOUSING, AFFORDABLE HOUSING, ARTIST LOFTS -- BUT IF  
YOU WANT A MUSEUM, BUILD A MUSEUM! THESE  
AND ONS PROVIDE OPPORTUNITIES FOR GRIEF!

Name\* CARLY JOLLY      Email address ccarlyjolly@comcast.net  
Street address\* \_\_\_\_\_  
City\* 125 N K ST      State TX      Zip Code 75240

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Y Museum \_\_\_\_\_ Residential Complex \_\_\_\_\_ Historic Homes

Comment or Question: I visited WMODA 4/27/25 for the first  
time. I am astounded by the collection in its beauty,  
size, depth, and range. If you are against this project,  
do yourself a favor and visit the museum. After doing so,  
I cannot imagine that you won't welcome the project  
into LWB with open and welcoming arms. It absolutely  
fits our art vibe and will bring joy to many.

Name\* Janet Serrano Email address janetwestserrano@yahoo.com

Street address\* 413 No. L St.

City\* Lake Worth Beach State FL Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
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Topic\*

Museum     Residential Complex     Historic Homes

Comment or Question: For Art we have Art Basel each Oct/Nov in Miami where the best Art in the world is on display. We also have the Norton Museum that draws the most popular art from all over the world. We also have the Lake Worth museum downtown.

Lake Worth Beach's main draw and attraction is the Beach, that feature Florida's Best surfing & swimming in addition to the best access to fishing and Florida Sports life.

Name\* Lee Simory    Email address jcolce2018@gmail.com

Street address\* S 2<sup>nd</sup> Ave S.    Over

City\* LWB    State FL    Zip Code 33460

\*Required Information

Additionally LWB emphasis could be on developing youthful activities and the continued Beach and Sportsman life.

Another building to house a wealthy individuals porcelain, paintings or otherwise, is not a wise investment of City property. We are not N.Y or Naples.

We can use previously developed areas for re-gentrification.

Regentrification of some of the run down areas in town would be a more sincere effort Lake Worth Beach improvements.

# WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

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## Public Comment Card

Topic\*

Museum       Residential Complex       Historic Homes

Comment or Question: Paws on the Avenue is enthusiastic about the WMODA Project coming to our downtown.

As a downtown Anchor Store for over 25 years, we look forward to having this world class facility and shining Star in good and responsible growth for LWB. The new jobs, tax base and visitors coming to our downtown will be a blessing.

Yes! WMODA NOW!

Name\* MICHELLE SILVESTER      Email address \_\_\_\_\_

Street address\* 525 LAKE AVE

City\* LWB      State TX      Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
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Topic\*

Museum

Residential Complex

Historic Homes

Comment or Question:

Incredibly excited about this project. Thank you for your investment in our city. Your plans are incredibly thoughtful and respectful of the city's heritage. Please do not be distracted by the vocal minority. Carry on! Let me know how I can help support the project and your vision.

Name\*

James Goldenberg

Email address

JGOLDENBERG@YMAIL.COM

Street address\*

610 N. Lakeside Dr.

City\*

Lake Worth

State

Zip Code

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Museum       Residential Complex       Historic Homes

Comment or Question:

This is very important to LWB. I see this as an incredible step forward for our community. I support the project. THANK YOU FOR BRINGING THIS TO LWB.

Name\* DIANNE GOLDENBERG Email address \_\_\_\_\_

Street address\* 110 N. LAKE SIDE DR.

City\* LAKE WORTA State FL Zip Code 33410

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

Public Comment Card

Topic\*

Museum       Residential Complex       Historic Homes

Comment or Question:

Where is Arthur Weiner  
Tonight?

Name\*

Tom Conboy

Email address

Street address\*

30 SM Street

City\*

LWS

State

Zip Code

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
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Museum       Residential Complex       Historic Homes

Comment or Question: My partner is a local potter and we are both looking forward to the opening of this museum and arts center, a great addition to the city. Hopefully there will be a way to incorporate firing of ceramics to the art classes or partnering with local kiln firing facilities. Looking forward to opening day.

Name\* Ryan Oblender      Email address ryan.oblender@gmail.com

Street address\* 1702 N. A St

City\* LWB      State FL      Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

April 28, 2025, 6pm to 8 pm

Public Comment Card

Topic\*



Museum



Residential Complex



Historic Homes

Comment or Question:

I AM IN SUPPORT OF THE PROJECT  
WITH A MASTER OF DESIGN DEGREE  
BELIEVES THE ARCHITECTURE IS IN TUNE  
WITH THE FEELING OF THE CITY

Name\* SHAYNE PEGAN

Email address SHAYNE@BORGO28.COM

Street address\* 535 S PALMWAY

City\* LWB

State FL

Zip Code 33460

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting

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Museum

Residential Complex

Historic Homes

Comment or Question:

ROOF TOP gardens !!!

Please!

Name\*

Madison T.

Email address

Street address\*

City\*

State

Zip Code

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
Public Comment Card

Topic\*

Museum     Residential Complex     Historic Homes

Comment or Question: \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Name\* CRAIG FROST    Email address CRAIG.FROST@LIVE.COM

Street address\* \_\_\_\_\_

City\* \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
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Museum  Residential Complex  Historic Homes

Comment or Question: \_\_\_\_\_

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Name\* ASHLEY FROST Email address ASHLEYFROST@UUC.COM

Street address\* \_\_\_\_\_

City\* \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\*Required Information

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
April 28, 2025, 6pm to 8 pm  
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Museum     Residential Complex     Historic Homes

Comment or Question:

Would WMODA be willing to provide the museum attendance numbers (actual) for all the years it has been open?

Will museum visitors be allowed to park in the apartment building's subterranean parking? If not, what is the basis for the shared parking determination?

Can WMODA provide a written study translating the estimate of 50,000 annual visitors into daily parking needs?

Name\* Christopher McVoy    Email address cmcvoy@lakeworthbeachfl.gov

Street address\* 1514 15<sup>th</sup> Ave N

City\* Lake Worth    State FL    Zip Code 33460

\*Required Information

1. The nonprofit was not required to maintain records relative to attendance.
2. The basis for the shared parking is twofold; (1) the employee parking for the museum will be in the underground garage along with the parking for the residential; and (2) the mix of uses that exist within the museum (i.e. café, retail, administrative, museum).
3. The Lake Worth Beach Parking code is the Guide that is used for parking need.

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting  
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Museum       Residential Complex       Historic Homes

Comment or Question:

The information presented for approval in October stated "a 33,000 sq ft museum." Under LWB code this would be ~~33,000~~ 33,000 sq ft of institutional use with a parking requirement of 165 spaces. How many spaces will the museum provide, on or off site? Where?

This project is being given the land for \$10. Would the Weiner family/United Management be willing to guarantee in writing that the museum will remain a museum in perpetuity? For 50 years? For 25 years? Or to repay the land cost?

Name\* Christophina McVoy      Email address cmcvoy@lakeworthbeachfl.gov

Street address\* 1514 15th Ave N

City\* Lake Worth      State FL      Zip Code 33460

\*Required Information

1. This museum includes retail, storage, and administrative spaces as well as a café. As such, general practice in planning and long-standing practice in Lake Worth Beach is to calculate parking based on the square footage of each use. Department of Sustainability has worked with our team to confirm the method of calculation.
2. The terms of the project have been extensively negotiated and approved by the City Commission, as such SLWD will honor the terms of the existing agreements.